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The Utah Standard Needs Budget and Public Assistance in Utah

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Introduction

One of the most challenging and controversial policy questions debated by government leaders and citizens is the role of government in caring for those who are unable to care for themselves. Among the issues in this debate is how to provide for the truly needy without perpetuating dependence on government aid. Fundamental to designing public assistance programs which both adequately care for the needy and encourage self-reliance is the determination of what are the basic needs of individuals and families and what levels of income are necessary to support those needs. This article outlines the procedure by which the minimum basic needs of low income families in Utah are determined, and provides a comparison of the costs of basic needs to the actual money income levels of Utah public assistance recipients.

The two major public assistance programs in Utah providing monthly cash payments to low income families and individuals are Aid to Families with Dependent Children (AFDC) and General Assistance. AFDC provides income to families with dependent children who are deprived of support. Eligible families are those in which at least one parent is either absent from the home or is incapacitated and cannot provide for the children. AFDC is a Federal-State program governed by provisions of the Social Security Act. The Federal Government will pay approximately 71 percent, and state government 29 percent of the cost of AFDC in fiscal year 1985. General Assistance serves individuals and childless couples who are unable to work due to physical or mental handicaps and is entirely state-financed.

The amount of the monthly grants given to families and individuals eligible for these two programs is set by the State Legislature through the appropriation of state funds, with the Standard Needs Budget being employed as the basis for the relative size of grants for different family sizes. The Standard Needs Budget represents the cost of all items that a state considers essential to maintain a basic minimum standard of living. The development of a Standard Needs Budget is mandated by both Federal regulation for all states participating in the AFDC program and by Utah statute. The Utah law also requires that the "standard budget shall be adjusted annually to reflect changes upward or downward in the cost of living" (Section 55-151-18, Utah Code Annotated).

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Until 1982 Utah's Standard Needs Budget was based in part on data obtained from the U.S. Department of Labor, Bureau of Labor Statistics Urban Family Budget Program.[1] From time to time supplemental studies, making use of Utah-specific price information, were employed to revise and update selected components of the Standard Needs Budget. Because the Standard Needs Budget was continually being revised on an ad hoc basis and was largely based on the non-Utah-specific price data, the Department of Social Services determined it would be advantageous to develop an entirely new budget using more reliable and locally collected data. In 1982, the department requested the Bureau of Economic and Business Research at the University of Utah to develop a new Standard Needs Budget. The new budget was accepted as the basis for determining grant levels by the Social Services and Health Appropriations Subcommittee during the 1983 General Session of the Legislature. During 1983, the Bureau of Economic and Business Research updated its first study, and the results were again used by the Appropriations Subcommittee to set grant levels for the 1984-85 fiscal year.

In this article, the most recent Utah Standard Needs Budget for various family sizes is presented and the methodology employed in deriving the budget is discussed. In addition, the adequacy of public assistance programs in meeting the needs of Utah's low income families is examined through a comparison of the Standard Needs Budget and income levels of AFDC recipients.

Components of the Standard Needs Budget

The federal regulation requiring the development of a Standard Needs Budget does not specify the expenditure components to be included; therefore, it is the prerogative of the states to ascertain what are the basic need items. The Utah Department of Social Services has determined that the Standard Needs Budget should include 12 categories of basic needs: food, housing (including heat), electricity, telephone, transportation, housekeeping supplies, personal care, nonprescription drugs, house furnishings and equipment, apparel and upkeep, recreation, and reading and education. The monthly expenditures required to adequately satisfy each of the 12 basic needs categories for six sizes of assistance units is listed in Table 1. The Standard Needs Budget ranges from $402 monthly for one person to $1,007 monthly for a family of six. Nearly 70 percent of each budget is allocated to food and housing expenditures.

Methodology Used in Deriving the Standard Needs Budget

The methodology employed in determining cash allowances for each component of the Standard Needs Budget is described below.[2]

Food

The basic approach in arriving at the food component of the proposed AFDC Standard Needs Budget was to ascertain the average cost of the United States Department of Agriculture (USDA) Thrifty Food Plan for AFDC families in the State of Utah. The USDA Thrifty Food Plan is the basis for coupon allotments under the USDA Food Stamp Program and is also used as a basis for determining poverty thresholds for families of different sizes and age-sex compositions by the U.S. Department of Commerce, Bureau of the Census.

The USDA Thrifty Food Plan satisfies all Recommended Dietary Allowances set by the National Academy of Sciences-National Research Council (NAS-NRC) for all nutrients for which adequate food composition data are available. At the same time the plan reflects only a minimal departure from average food consumption patterns of low income families necessary to attain the NAS-NRC standard.[3]

The USDA Thrifty Food Plan specifies required quantities of food in each of 17 different food groups for persons of different age, sex and pregnancy status. The required quantities of each food group for households of one to ten persons were established by the Bureau of Economic and Business Research; then representative food items from each group were priced in a probability sample of approximately 50 full-line retail grocery outlets in Davis, Salt Lake, Utah and Weber Counties in September 1982.

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[1] This program was discontinued by the Bureau of Labor Statistics after the Autumn 1981 budget estimates were developed.

[2] A complete discussion of the methodology is contained in *Utah AFDC Standard Needs Budget, Autumn 1983* by Boyd Fjeldsted, Bureau of Economic and Business Research, University of Utah, December, 1983.

[3] *The Thrifty Food Plan*, Consumer and Food Economics Institute, Agricultural Research Service, U.S. Department of Agriculture, Hyattsville, Maryland, September, 1975 [CFE (Adm.) 326]. Low income families are defined here as families between the 10th and 25th percentiles of food expenditure per person.

Average costs for all 17 food groups were aggregated and then multiplied by a scale economy factor determined by the USDA Agricultural Research Service, in order to arrive at the Autumn 1982 food budgets.[4] The Autumn 1983 allowances were adjusted by the relative change in the food at home component of the Consumer Price Index (CPI-U) since September 1982 to arrive at the allowances shown in Table 1.

[4]The derivation of the scale economy factor is discussed in *The Effect of Household Size on the Cost of Diets That Are Nutritionally Equivalent*, report issued by the Consumer and Food Economics Institute, Agricultural Research Service, U.S. Department of Agriculture, Hyattsville, Maryland 20782, September 1975 [CFE (Adm.) 325]

It should be noted that implicit in the use of the USDA Thrifty Food Plan for setting the AFDC needs standard for the food budget component is the assumption that all food is purchased in grocery stores and prepared at home (though lunches and snacks may be eaten outside the home).

Housing

The housing component of the proposed AFDC Standard Needs Budget was based on a Bureau of Economic and Business Research survey of members of the Apartment Association of Utah owning rental units located in Salt Lake, Davis and Weber Counties.

Table 1
AFDC Standard Needs Budget
Autumn 1983
(dollars per month)

Expenditure Category	Size of Assistance Unit (number of persons)					
	1	2	3	4	5	6
Food	85	133	190	247	304	361
Housing (including heat)	199	245	288	310	331	331
Electricity	20	32	35	38	40	42
Telephone	14	14	14	14	14	14
Transportation	27	30	33	36	39	42
Housekeeping Supplies	6	10	14	18	22	26
Personal Care	8	12	14	16	18	20
Nonprescription Drugs	3	5	7	8	9	10
House Furnishings and Equipment	10	16	22	28	33	38
Apparel and Upkeep	16	27	38	49	60	71
Recreation	11	17	23	29	34	39
Reading and Education	3	5	7	9	11	13
Total	402	546	685	802	915	1,007

Source: Bureau of Economic and Business Research, University of Utah.

Nonmember owners of apartment complexes containing 40 or more units were also included in the survey. In determining the appropriate number of bedrooms for each size of AFDC assistance unit, the U.S. Department of Housing and Urban Development occupancy guidelines for subsidized multi-family housing programs were followed.[5]

On the basis of these guidelines, an efficiency apartment was determined to be adequate for a single person AFDC assistance unit, a one-bedroom apartment for a two-person assistance unit, a two-bedroom apartment for three-person and four-person assistance units and a three-bedroom apartment for five-person and six-person assistance units. For purposes of deriving the Standard Needs Budget housing allowance the sample of rental units was restricted to one bathroom units situated in complexes containing at least two units. The sample was further restricted to units allowing at least one child. With these restrictions the sample size was still greater than 5,200 rental units, of which approximately 3 percent were efficiency units, 29 percent one-bedroom units, 66 percent two-bedroom units and 1 percent three-bedroom units. A heat-adjusted rent was calculated for rental units for which heat was not included in the rent by adding an allowance for heat to the contract rent based on the average size of each type of unit. The purpose of this adjustment was to make the rental values of units for which heat was included in the rent comparable to the rental value on units for which heat was not included in the rent, so that they could be combined into one distribution. This was done separately for each apartment type and the mean heat-adjusted rent for the lowest 25 percent of units in each distribution was then calculated.

The adjustment added to the contract rent for rental units for which heat is not included in the rent consists of two components: a space heating component, and a water heating component. The space heating component was calculated with the use of the expression:

$$Q_s = .193(A + 4A^{1/2}),$$

where Q_s = annual energy requirement for space heating (in therms) and

A = area of rental unit (in square feet).

This expression was derived by means of a linear regression analysis of appliance stock and energy consumption data obtained from the Utah Power and Light 1981 Appliance Saturation Survey computer tape microdata file, in conjunction with monthly heating degree data obtained from the U.S. Department of Commerce, National Climatic Center.[6] The derived expression represents the amount of energy required for space heating in a normal heating season of 5,800 heating degree days in the Salt Lake City area as a function of apartment size.

The water heating component was calculated with the use of the expression:

$$Q_w = 59.8N^{1/2}$$

where Q_w = annual energy requirement for water heating (in therms) and

N = number of persons for which the apartment size has been determined to be adequate under the HUD occupancy standards for subsidized multi-family housing.

This expression was derived from the relevant parameters of a nonlinear regression model devised by Cambridge Systematics, Inc. for the Electric Power Research Institute.[7]

Since the above expressions for space heating and water heating energy requirements assume no heat loss from energy conversion, a gas appliance relative efficiency factor of .60 was assumed in determining actual monthly natural gas requirements. These requirements were then priced on the basis of the current Mountain Fuel Supply Company residential service tariff Schedule GS-1 for Utah on file with the Utah Public Service Commission. An allowance of 8.75 percent was then added for sales and municipal franchise taxes.

In determining the final Standard Needs Budget housing allowance shown in Table 1, the efficiency apartment estimated mean heat-adjusted rent of $199

[5] See U.S. Department of Housing and Urban Development Handbook 4350.3, *Occupancy Requirements of Subsidized Multifamily Housing Programs*, dated November 4, 1981.

[6] Methodology used in the Appliance Saturation Survey has been documented in *1981 Appliance Saturation Survey*, a report prepared by the Utah Power and Light Company Customer Service Department, dated November 12, 1982.

[7] This model is documented in A.A. Goett, D.L. McFadden and G.L. Earl, "The Residential End-Use Energy Policy System: Model Description and Analysis of Energy Usage and Efficiency Choice," Section I of *Proceedings: End-Use Models and Conservation Analysis*, published by the Electric Power Research Institute, July 1982.

was used for one-person assistance units, the one bedroom apartment estimated mean heat-adjusted rent of $245 was used for two-person assistance units, the two bedroom apartment estimated mean heat-adjusted rent of $288 was used for three-person assistance units, the average of the estimated mean heat-adjusted rents for two- and three-bedroom apartments ($310) was used for four-person assistance units and the three-bedroom estimated mean heat-adjusted rent of $331 was used for five- and six-person assistance units.

Electricity

The AFDC Standards Needs Budget allowances for the provision of electricity were inferred by means of an analysis of Utah low-income household electricity consumption patterns. The Utah Power and Light 1981 Appliance Saturation Survey computer tape microdata file was used as the data base. In this analysis "low income" was defined to conform with the discrete income classes employed in the Appliance Saturation Survey. For one- and two-person households, low income was defined as less than $10,000 per year, while for three-, four-, five- and six-person households low income was defined as less than $15,000 per year. These definitions coincide roughly with Bureau of the Census poverty thresholds. The sample of households was restricted to households being served under rate Schedule 1 (general residential service), with non-electric space heat, without central electric refrigerated air conditioning, with non-electric water heating, and without freezers. The sample was further restricted to households having continuous service throughout the year.

Electricity consumption figures obtained from the sample were priced using the current Utah Power and Light residential service tariff Schedule 1 for Utah filed with the Utah Public Service Commission. An allowance of 8.75 percent was then added for sales and municipal franchise taxes to obtain the AFDC Standard Needs Budget electricity consumption allowances shown in Table 1.

Telephone

The telephone allowance in the AFDC Standard Needs Budget was based on Mountain Bell tariff schedules for two-party line telephones in the Salt Lake City area. A sales and municipal franchise tax allowance of 11.75 percent was added to the Mountain Bell rate for basic two-party line service, extended area service and rotary equipment service to arrive at the Standard Needs Budget telephone allowance which appears in Table 1.

Transportation

The AFDC Standard Needs Budget transportation allowance was calculated on the basis of essential trip data inferred from a survey of low-income households in the State of Washington.[8] For a family of four persons the average number of essential trips for shopping and medical care was determined to be approximately 20 round trips per month. An increment of 1.7 round trips per month per person has been employed for AFDC assistance units of sizes greater than or smaller than four persons. To arrive at a budget allowance it was assumed that the average round trip distance for Utah AFDC families is five miles. In the Autumn 1982 Standard Needs Budget a mileage allowance of 35 cents per mile was used to calculate the transportation allowance based on data assembled by Runzheimer and Company for the Internal Revenue Service reflecting a composite of operating and ownership costs for different sizes of automobiles.[9]

The transportation allowances in Table 1 were calculated by adjusting the Autumn 1982 Standard Needs Budget transportation allowances by the relative change in the private transportation component of the Consumer Price Index (CPI-U) since September of 1982.

Housekeeping Supplies, Personal Care and Non-prescription Drugs

The Standard Needs Budget allowances for housekeeping supplies (including laundry supplies), personal care, and non-prescription drugs have been estimated indirectly making use of data from the ongoing Consumer Expenditure Survey of the U.S. Department of Labor, Bureau of Labor Statistics.[10]

The basic premise underlying these estimates is that if low income households have attained a

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[8] See *Cost of Living in 1980 for Low-Income Families in Washington State*, report prepared by the Office of Research, Analysis and Information Division, Department of Social and Health Services, Olympia, Washington 98504, January, 1981.

[9] Runzheimer and Company is a management consultant firm located in Rochester, Wisconsin that specializes in motor vehicle transportation cost studies.

[10] The basic source document is U.S. Department of Labor, Bureau of Labor Statistics, *Consumer Expenditure Survey: Diary Survey, 1980-81*, Bulletin 2173, September 1983.

minimally acceptable level of food consumption, then minimally acceptable levels of consumption for other expenditure categories may be inferred from the expenditure ratios actually selected by households having the same economic and demographic characteristics. Accordingly, the basic approach has been to calculate the ratio of expenditures in other expenditure categories to food expenditures for households situated below the 20th percentile with respect to income before taxes. These ratios were then modified to reflect scale economies exhibited by households of different sizes. Finally, the adjusted ratios were multiplied by the Standard Needs Budget food allowances shown on line 1 of Table 1 to derive budget allowances for housekeeping supplies, personal care, and non-prescription drugs.

House Furnishings and Equipment, Apparel and Upkeep, Recreation, and Reading and Education

The AFDC Standard Need Budget allowances for the house furnishings and equipment, apparel and upkeep, recreation, and reading and education categories listed in Table 1 have also been estimated indirectly. However, data for these categoies are not yet available from the ongoing Bureau of Labor Statistics Consumer Expenditure Survey, so data from the 1972-73 Consumer Expenditure Survey were relied upon to derive these allowances.[11]

Again the basic premise underlying these calculations is that if low-income households have attained a minimally acceptable level of food consumption, then minimally acceptable levels of consumption for other expenditure categories may be inferred from the expenditure ratios actually selected by households having the same economic and demographic characteristics. And again the basic procedure has been to calculate the ratio of expenditures in other expenditure categories to food expenditures for households situated below the 20th percentile with respect to income before taxes. These ratios were then modified to reflect scale economies exhibited by households of different sizes. Next the ratios were adjusted for differential price changes between the time of the 1972-73 Consumer Expenditure Survey and 1983. Finally, the adjusted ratios were multiplied by the Standard Needs Budget food allowances shown on line 1 of Table 1 to derive budget allowances for the expenditure categories covered in this section – house furnishings and equipment, apparel and upkeep, recreation, and reading and education.

Comparison of Equivalence Scales

A Standard Needs Budget must not only adequately cover the basic needs of AFDC households, but also be equitable with respect to AFDC households of different sizes. The equitability of the budget allowances for different household sizes may be assessed by comparing the relative allowance levels to AFDC benefit payment schedules of other states. To make this comparison, equivalence scales are derived for each state's Standard Needs Budget schedule or benefit payments schedule. The equivalence scales are commonly calculated by expressing payments or budget allowances as percents of the payment or budget allowance for a household of four persons. For example, the Utah budget allowance for two-person and six-person families are 68 percent and 126 percent respectively of the budget allowance for a four-person family.

The Utah Standard Needs Budget equivalence scale is very close to those of many other states and the U.S. median scale for two-person through five-person households. The U.S. median equivalence scale was derived by first calculating an equivalence scale for each state, and then determining the median scale value of each household size. The similarity of the Utah and U.S. median equivalence scale is illustrated below.

	Number of Persons in Assistance Unit					
	1	2	3	4	5	6
Utah	50	68	85	100	114	126
U.S. Median	na	68	84	100	115	130

How the Standard Needs Budget Compares with the Income of AFDC Recipients

The State Legislature appropriated revenue sufficient to fund 1983-84 AFDC maximum grants for each household size at 54 percent of the corresponding Standard Needs Budget. Although this amount falls far short of meeting the basic needs of AFDC families, recipients of AFDC grants are often eligible for several types of non-cash benefits and are

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11 Integrated data from both the diary and interview components of the 1972-73 Consumer Expenditure Survey have been employed for the calculations in this section. The basic source document is U.S. Department of Labor, Bureau of Labor Statistics, *Consumer Expenditure Survey: Integrated Diary and Interview Survey, 1972-73*, Bulletin 1992, 1978.

allowed to earn income without losing an equivalent amount of cash aid. The value of the cash grants together with the non-cash benefits and other sources of income brings the total income of most AFDC families to at least 70 percent of the Standard Needs Budget.

The distribution of money income (including assistance payments) of AFDC recipients on April 20, 1984 as apercentage of the 1984-85 Standard Needs Budget is shown in Table 2. When interpreting the table it is important to bear in mind that the 1984-85 Standard Needs Budget actually reflects the cost of basic needs in the Autumn of 1983, when the budget was developed by the Bureau of Economic and Business Research.

The largest proportion of AFDC families (45.4 percent) have money incomes between 70 and 79 percent of the Needs Budget. Very few families (5.3 percent) have incomes as large as or larger than the Standard Needs Budget.

The percentages were calculated by dividing the monthly money income of AFDC households by the Standard Needs Budget for their household size. The income of each household includes gross earned and/or unearned income less the standard work allowance where applicable, grant money, food stamp benefits, and the average energy assistance payment. Benefits which are excluded from household income are the value of medical assistance, housing subsidies, or educational grants. Medical assistance is excluded, because medical cost is not a component of the Needs Budget. Housing and education assistance are excluded because most AFDC families do not receive these benefits. Only 17 percent received a housing subsidy and 1 percent an educational grant in a sample survey in September 1983.

Table 2
Distribution of AFDC Households by Total Money Income as a Percent of the Standard Needs Budget
April 1984

Percent of Needs Budget	Number of AFDC Households	Percent of AFDC[a] Households
Less than 52%	54	.4
52-59%	2,266	19.0
60-69%	741	6.2
70-79%	5,420	45.3
80-89%	2,059	17.2
90-99%	779	6.5
100-109%	344	2.9
110-119%	170	1.4
120-129%	83	0.7
130-139%	23	0.2
140-149%	15	0.1
150% or more	2	0.0
Totals	11,956	100.0

[a]The sum of the percentages does not equal 100 due to rounding.

Source: Utah Department of Social Services, Office of Assistance Payments, April, 1984.

Conclusion

The Standard Needs Budget is a statutorily required guideline used in establishing the amount of cash payments given to individuals and families receiving public assistance. This article has described the methodology employed by the Bureau of Economic and Business Research in constructing a Standard Needs Budget to assist the Department of Social Services and the Utah State Legislature in setting the level of assistance payments.

Determining the level of cash payments will always be a challenge for public policy makers. Decisions have to be made regarding the extent to which taxpayers should be taxed and the portion of tax revenues which should be allocated to public assistance programs. Furthermore, the desire to provide adequate support must be tempered with the desire to encourage families to become self-sufficient. Another subject of debate is what components should be included in the Standard Needs Budget. The problem of setting the level of public assistance payments is further complicated by the availability of non-cash benefits in the form of food stamps and medical care. Rent and energy subsidies are also available to some public assistance recipients.

Utah has strived to maintain a balance between providing adequate support to needy families and offering incentives for self-reliance. A greater proportion of AFDC families in Utah (in comparison to other Western states) have a working parent. This is due in part to Utah's "Work Pays" program in which families may earn a small amount of income without offsetting their cash benefits dollar for dollar. In addition, subsidized child care is available to working parents. Utah has been a leader in welfare administration, and judging from the effort expended by executive and legislative units of government, the state's public assistance programs will continue to receive diligent and well-reasoned consideration.

Utah Business Statistics

UTAH DATA

	Feb. 1984	Feb. 1983	% Change from Year Ago	12 Month Average 1984	12 Month Average 1983	% Chg.
Total Personal Income (mil. of dol., annual)	na	14,058	na	na	13,884.4	na
New Corporations (no.)	436	464	-6.0	461.9	488.9	-5.5
New Cars, Truck and Motorhome Sales (no.)	na	4,311	na	na	na	na
Agriculture						
Average Prices Recorded by Farmers (cents per unit, monthly):						
Beef Steers and Heifers, Fed (thous.)	57.5	60.0	-4.2	55.1	57.3	-3.8
Lambs (cwt)	54.0	56.0	-3.6	51.6	51.6	.0
Milk Wholesale (cwt)	13.2	13.0	1.5	12.9	12.9	0.6
Alfalfa Hay, Baled (per ton)	79.0	75.0	5.3	79.8	68.1	17.2
Cattle Slaughtered (live weight)(thous. of lbs.)	24,991	20,854	19.9	24,623.7	na	na
Construction						
Total Construction[d] (thous. of dol.):	136,100	74,600	110.5	124,891.7	270,791.7	20.0
Residential	81,500	32,100	103.7	69,591.7	40,575.0	71.5
Nonresidential	27,000	27,000	139.3	42,575.0	33,216.7	28.2
Public Works and Utilities	24,000	13,500	54.8	21,741.7	197,008.3	8.0
Total Permit Construction[b](thous. of dol.):	72,950.2	55,026.7	32.6	96,116.0	81,962.6	17.3
Residential	38,007.4	24,155.8	-0.4	55,244.1	31,800.1	73.7
Nonresidential	21,502.3	12,199.1	125.4	29,119.2	35,185.0	-17.7
Additions, Alterations and Repairs	13,440.5	8,671.6	31.9	11,747.7	14,777.5	-20.5
New Dwelling Units (no.)	698	958	-27.1	1,219.9	718.0	69.9
Employment						
Civilian Labor Force (thous.)[c]	641.8	637.4	1.6	624.1	647.2	1.1
Total Employed Persons	607.8	577.6	5.2	607.2	594.5	2.2
Unemployed Persons	30.0	59.8	-49.1	46.8	52.7	-11.2
Percent Total Labor Force	4.7	9.4	-50.0	7.2	8.2	-12.1
Employees on Nonagricultural Payrolls (thous. of jobs):	557.6	548.5	1.7	570.3	558.9	2.0
Manufacturing	90.1	80.5	11.9	87.0	84.5	2.9
Mining	13.7	14.0	-2.1	13.9	17.1	-18.8
Contract Construction	27.0	22.6	19.5	29.5	26.9	9.7
Transportation, Communication and Utilities	36.1	35.0	3.1	36.2	35.6	1.5
Wholesale Trade	34.9	33.5	4.2	34.4	34.3	0.3
Retail Trade	98.4	95.2	3.4	100.0	97.5	2.6
Finance, Insurance and Real Estate	29.1	27.3	6.6	28.3	26.8	5.7
Services	115.8	110.6	4.7	112.0	109.3	2.5
Federal Government	37.0	36.8	0.5	37.1	37.2	-0.3
State Government	35.8	35.2	1.7	34.4	33.5	2.8
Local Government	58.9	57.8	1.9	57.5	56.2	2.4
Average Weekly Hours:						
Manufacturing	41.2	38.7	6.5	39.8	38.4	3.5
Mining	43.4	41.7	4.1	41.9	42.5	-1.4
Contract Construction	36.8	36.6	0.5	37.1	38.0	-2.3
Wholesale Trade	37.0	36.6	1.1	37.6	37.0	1.6
Retail Trade	28.0	27.2	2.9	28.8	28.1	2.4
Amount of Unemployment Compensation (thous. of dol.)	8,329.5	13,075.9	-36.9	8,030.5	11,601.5	-30.8
Finance						
Savings, Savings and Loan Association (mil. of dol.)	1,941.5	1,733.0	12.0	1,825.5	1,640.8	11.3
Tax Collections by the State of Utah (thous. of dol.):						
Total Tax Collections	229,396.4	171,877.5	33.4	98,290.1	86,116.2	14.1
Sales and Use Tax	103,024.5	89,110.9	15.6	34,550.5	32,241.9	7.2
Motor Fuel Tax	5,506.0	2,812.1	95.7	5,712.6	5,779.9	-1.2
Individual Income Tax	57,818.6	49,327.1	17.2	31,504.0	27,116.1	16.2
Corporation Franchise Tax	32.7	461.8	-92.9	2,990.7	3,103.1	-3.6
Production						
Net Electric Power Utilized (mil. of kwh)	1,234.4	975.2	26.5	1,121.8	1,022.2	9.7
Crude Oil to Refineries (thous. of bbls.)	3,732.7	3,348.8	11.5	4,185.3	3,999.2	4.7
Crude Oil (thous. of bbls.)	1,860.2	2,257.3	-17.2	2,547.8	1,930.1	32.0
Natural Gas (mil. of cu. ft.)	9,389.8	7,382.0	27.2	8,400.1	7,310.0	14.9
Coal (thous. short tons)	1,376.0	1,205.0	14.2	1,193.9	1,389.6	-14.1
Copper[e] (thous. metric tons)	12,076.0	13,590.0	-6.7	13,805.8	15,476.2	-10.8
Tourism/Travel						
Air Passengers (total no. on and off)(S.L. Int'l. Airport)	567,447	577,058	-1.7	593,726.4	511,786.5	16.0
Highway Traffic Count Across State Lines	26,993	26,544	1.7	34,315.3	na	na
Transient Room Taxes (thous. of dol.)	79.1	513.6	-84.6	286.2	270.8	5.7
Visits, State, Nat'l. Parks, Monuments (thous.)	250.9	321.8	-22.1	932.1	1,039.6	-10.3
Utilities						
Telephone Lines in Service (Mt. Bell)(residential)	452,237	442,760	2.1	445,099.8	438,430.9	1.5
Telephone Lines in Service (Mt. Bell)(nonresidential)	158,716	146,456	8.4	152,657.8	143,907.4	6.1
Electric Customers (residential)	424,962	404,898	5.0	408,881.8	400,881.9	2.0
Electric Customers (commercial)	41,216	38,293	7.6	39,176.4	37,931.6	3.3
Natural Gas Customers (residential & commercial)	413,426	402,940	2.6	404,192.8	394,385.0	2.5
Natural Gas Customers (industrial)	519	538	-3.5	532.4	544.1	-2.1

Utah Business Statistics

	Feb. 1984	Feb. 1983	% Change from Year Ago	12 Month Average 1984	1983	% Chg.
Davis County						
Non-Ag. Employment (thous.)	46.1	44.0	4.8	46.3	45.6	1.5
Unemployment Rate	5.6	7.9	-29.1	6.3	7.1	-11.3
Auth. Permit Construction (thous. of dol.)	5,391.3	7,145.8	-24.6	9,835.4	61,792.3	-84.1
New Dwelling Units (no.)	66	141	-53.2	156.3	77.7	101.2
Postal Receipts (thous. of dol.)	305.6	284.5	7.4	322.2	320.2	0.6
Electric Customers (residential)	30,442	29,374	3.6	29,726.6	28,532.3	4.2
Electric Customers (commercial)	2,332	2,251	3.6	2,273.8	2,177.3	4.4
Natural Gas Customers (residential)	42,200	40,680	3.7	41,045.1	39,891.2	2.9
Natural Gas Customers (industrial)	44	46	-4.3	44.5	44.8	-0.7
Telephone Lines in Service (Mt. Bell)(residential)	37,481	37,192	0.8	37,503.1	36,770.5	2.0
Telephone Lines in Service (Mt. Bell)(nonresidential)	6,596	6,338	4.1	6,524.8	6,139.0	6.3
Salt Lake County						
Non-Ag. Employment (thous.)	301.6	286.0	5.5	297.2	289.3	2.7
Unemployment Rate	5.3	8.2	-35.4	6.3	7.6	-17.5
Auth. Permit Construction (thous. of dol.)	31,608.3	28,834.6	9.6	44,002.7	41,473.7	6.1
New Dwelling Units (no.)	397	345	15.1	605.5	295.0	105.3
Postal Receipts (thous. of dol.)	6,315.1	5,449.9	15.9	6,079.8	5,690.2	6.8
Electric Customers (residential)	215,356	199,665	7.9	203,083.4	197,986.5	2.6
Electric Customers (commercial)	17,783	15,600	14.0	16,137.6	15,459.8	4.4
Natural Gas Customers (residential)	199,319	193,018	3.3	193,443.8	188,995.7	2.4
Natural Gas Customers (industrial)	236	248	-4.8	242.8	247.4	-1.9
Telephone Lines in Service (Mt. Bell)(residential)	211,084	206,574	2.2	208,460.1	205,647.4	1.4
Telephone Lines in Service (Mt. Bell)(nonresidential)	104,753	95,883	9.3	100,338.7	94,875.7	5.8
Utah County						
Non-Ag. Employment (thous.)	65.9	62.2	5.9	64.8	63.6	1.8
Unemployment Rate	6.6	10.5	-37.1	7.5	9.1	-17.8
Auth. Permit Construction (thous. of dol.)	5,598.4	6,061.2	-7.6	10,557.2	6,650.7	58.7
New Dwelling Units (no.)	47	80	-41.3	102.4	61.6	66.3
Postal Receipts (thous. of dol.)	785.9	703.9	11.6	778.0	765.9	1.6
Electric Customers (residential)	47,087	46,296	1.7	46,089.5	46,345.1	-0.6
Electric Customers (commercial)	5,444	5,157	5.6	5,328.3	5,180.1	2.9
Natural Gas Customers (residential)	57,619	56,319	2.3	56,157.8	55,219.9	1.7
Natural Gas Customers (industrial)	62	65	-4.6	65.5	67.3	-2.7
Telephone Lines in Service (Mt. Bell)(residential)	61,634	60,335	2.2	59,826.6	59,004.5	1.4
Telephone Lines in Service (Mt. Bell)(nonresidential)	13,864	12,755	8.7	13,220.9	12,288.2	7.6
Weber County						
Non-Ag. Employment (thous.)	52.1	49.8	4.6	50.5	49.5	2.1
Unemployment Rate	6.8	10.1	-32.7	8.3	9.3	-11.5
Auth. Permit Construction (thous. of dol.)	6,523.7	3,049.6	113.9	8,630.1	5,084.5	69.7
New Dwelling Units (no.)	46	47	-2.1	81.8	48.0	70.3
Postal Receipts (thous. of dol.)	537.8	523.3	2.7	553.6	538.4	2.8
Electric Customers (residential)	49,966	49,197	1.6	49,374.3	48,700.7	1.4
Electric Customers (commercial)	4,524	4,375	3.4	4,394.3	4,331.9	1.4
Natural Gas Customers (residential)	46,450	45,815	1.4	45,525.8	44,900.7	1.4
Natural Gas Customers (industrial)	76	83	-8.4	79.5	82.6	-3.7
Telephone Lines in Service (Mt. Bell)(residential)	44,614	43,080	3.6	43,633.7	43,103.4	1.2
Telephone Lines in Service (Mt. Bell)(nonresidential)	10,160	9,453	7.5	9,774.3	9,413.8	3.8

Sources:
Personal Income: Bureau of Economic Analysis, U.S. Department of Commerce.
New Corporations: Utah Secretary of State
New Cars and Truck Sales: Utah State Tax Commission, Economic and Statistical Unit
Agriculture: U.S. Department of Agriculture
Savings, Savings and Loan Associations: Utah Savings and Loan Institutions
Tax Collections: Utah State Tax Commission
Employment Data: Utah Department of Employment Security
Construction Data: F.W. Dodge and Utah Construction Report
Air Passengers: Salt Lake International Airport, Statistics Service
Highway Traffic Count: Utah Department of Transportation, Travel Analysis Unit
Visits to State and National Parks and Monuments: U.S. Forest Service, Utah State Parks and Recreation Department
Utilities Data: Cooperating Utah utility companies
Net Electric Power Utilized: Cooperating Utah power companies

Footnotes:
[a] Obtained from F.W. Dodge Statistics
[b] Obtained from Utah Construction Report
[c] Includes services by nonprofit and religious institutions
[d] Includes public schools and colleges
[e] To convert metric tons to short tons, multiply by 1.10231

na Not available
p Preliminary

Utah Business Statistics

UTAH DATA

	Mar. 1984	Mar. 1983	% Change From Year Ago	12 Month Average 1984	12 Month Average 1983	% Chg.
Total Personal Income (mil. of dol.) (qtly.)	na	14,058	na	na	13,932.8	na
New Corporations (no.)	582	550	5.8	494.6	470.1	5.2
New Cars, Truck and Motorhome Sales (no.)	na	5,709	na	na	na	na
Agriculture						
Average Prices Recorded by Farmers (15th of each mo.)(dol.):						
Beef Steers and Heifers (cwt)(thous.)	61.8	61.6	0.3	55.8	57.4	-2.9
Lambs (cwt)	54.8	57.0	-3.9	51.4	51.9	-1.0
Milk Wholesale (cwt)	12.8	12.8	0.0	12.9	12.9	0.7
Alfalfa Hay, Baled (per ton)	84.0	72.0	16.7	80.8	69.0	17.2
Cattle Slaughtered (live weight)(thous. of lbs.)	26,950	24,066	12.0	24,864.0	na	na
Construction						
Total Construction[a] (thous. of dol.):	130,900	166,400	-21.3	321,933.3	279,666.7	15.1
Residential	70,500	56,400	25.0	70,766.7	42,083.3	68.2
Nonresidential	46,600	86,300	-46.0	39,266.7	38,891.7	1.0
Public Works and Utilities	13,800	23,800	-42.0	211,908.3	198,708.3	6.6
Total Permit Construction[b] (thous. of dol.):	124,959.2	77,389.5	61.5	100,074.1	83,572.0	19.7
Residential	87,795.5	51,387.5	70.8	58,277.1	34,269.5	70.1
Nonresidential	25,386.6	17,582.0	44.4	29,769.6	34,723.2	-14.3
Additions, Alterations and Repairs	11,777.1	8,420.0	39.9	12,027.4	14,579.4	-17.5
New Dwelling Units (no.)	1,343	878	53.0	1,258.7	753.2	67.1
Employment						
Civilian Labor Force (thous.):	653.2	640.8	1.9	655.1	647.9	1.1
Total Employed Persons	616.3	585.2	5.3	609.8	594.2	2.6
Unemployed Persons	36.9	55.6	-33.6	45.3	53.7	-15.7
Percent Total Labor Force	5.6	8.7	-35.6	6.9	8.3	-16.8
Employees on Nonagricultural Payrolls (thous. of jobs):	584.1	553.1	5.6	572.9	558.5	2.6
Manufacturing	91.4	81.4	12.3	87.8	84.1	4.5
Mining	13.7	13.5	1.5	13.9	16.6	-15.9
Contract Construction	29.2	23.5	24.3	30.0	26.9	11.6
Transportation, Communication and Utilities	35.9	35.4	1.4	36.2	35.7	1.4
Wholesale Trade	35.6	33.6	6.0	34.6	34.2	1.0
Retail Trade	100.5	95.9	4.8	100.4	97.7	2.7
Finance, Insurance and Real Estate[c]	29.2	27.5	6.2	28.5	26.9	5.9
Services[c]	116.2	111.5	4.2	112.4	109.6	2.6
Federal Government[d]	37.3	37.2	0.3	37.1	37.2	-0.3
State Government[d]	35.7	35.4	0.8	34.4	33.6	2.8
Local Government[d]	59.3	58.1	2.1	57.6	56.3	2.4
Average Weekly Hours:						
Manufacturing	41.1	38.9	5.7	39.9	38.4	3.9
Mining	43.9	40.7	7.9	42.2	42.1	0.3
Contract Construction	38.1	36.9	3.3	37.2	38.0	-2.0
Wholesale Trade	37.1	36.9	0.5	37.7	37.0	1.7
Retail Trade	29.0	28.1	3.2	28.9	28.2	2.4
Amount of Unemployment Compensation (thous. of dol.)	7,106.4	15,032.2	-52.7	7,370.0	11,715.6	-37.1
Finance						
Savings, Savings and Loan Association (mil. of dol.)	1,969.9	1,742.5	13.1	1,844.5	1,646.5	12.0
Tax Collections by the State of Utah (thous. of dol.):						
Total Tax Collections	44,970.2	30,684.0	46.6	99,480.6	85,810.6	15.9
Sales and Use Tax	3,507.3	1,828.3	91.8	34,690.4	31,954.1	8.6
Motor Fuel Tax	4,900.6	7,959.9	-38.4	5,457.7	5,736.4	-4.9
Individual Income Tax	16,680.6	7,655.1	117.9	32,256.1	27,283.4	18.2
Corporation Franchise Tax	2,009.3	1,481.1	35.7	3,034.7	3,045.8	-0.4
Production						
Net Electric Power Utilized (mil. of kwh)	1,144.2	997.2	14.7	1,134.0	1,022.5	10.9
Crude Oil to Refineries (thous. of bbls.)	4,061.5	3,589.0	13.2	4,224.7	3,986.0	6.0
Crude Oil (thous. of bbls.)	na	2,418.8	na	na	1,982.0	na
Natural Gas (mil. of cu. ft.)	na	8,439.1	na	na	7,364.5	na
Coal (thous. short tons)	1,537	1,366	12.5	1,208.2	1,356.9	-11.0
Copper[e] (thous. metric tons)	15,519	16,261	-4.6	13,743.9	15,459.5	-11.1
Tourism/Travel						
Air Passengers (total no. on and off)(S.L. Int'l. Airport)	690,517	779,680	-11.4	586,296.7	544,423.8	7.7
Highway Traffic Count Across State Lines	29,201	29,125	0.3	34,321.6	na	na
Transient Room Taxes (thous. of dol.)	14.0	180.1	-92.2	272.3	277.5	-1.9
Visits, State, Nat'l. Parks, Monuments (thous.)	385.4	402.8	-4.3	930.6	1,039.6	-10.5
Utilities						
Telephone Lines in Service (Mt. Bell)(residential)	452,459	443,102	2.1	445,879.3	438,813.1	1.6
Telephone Lines in Service (Mt. Bell)(nonresidential)	159,652	146,944	8.6	153,716.8	144,331.7	6.5
Electric Customers (residential)	424,531	405,021	4.8	410,507.6	401,216.2	2.3
Electric Customers (commercial)	41,061	38,420	6.9	39,396.5	37,970.3	3.8
Natural Gas Customers (residential & commercial)	351,984	402,642	-12.6	399,971.3	394,979.9	1.3
Natural Gas Customers (industrial)	425	540	-21.3	522.8	543.5	-3.8

Utah Business Statistics

	Mar. 1984	Mar. 1983	% Change from Year Ago	12 Month Average 1984	1983	% Chg.
Davis County						
Non-Ag. Employment (thous.)	56.8	54.2	5.0	56.5	55.6	2.1
Unemployment Rate	5.1	7.5	-47.0	6.1	7.2	-15.1
Auth. Permit Construction (thous. of dol.)	9,708.9	1,736.3	75.5	9,309.7	67,550.6	-83.4
New Dwelling Units (no.)	136	160	66.0	150.1	82.1	93.4
Postal Receipts (thous. of dol.)	283.4	228.3	2.4	335.7	320.2	0.8
Electric Customers (residential)	40,324	39,639	3.9	39,870.4	38,389.3	4.3
Electric Customers (commercial)	2,422	2,348	3.1	2,389.0	2,182.2	4.5
Natural Gas Customers (residential)	42,350	40,384	4.6	41,197.3	39,956.1	3.1
Natural Gas Customers (industrial)	45	46	-2.2	44.4	45.1	-1.5
Telephone Lines in Servic (Mt. Bell)(residential)	37,612	37,332	0.8	37,526.6	36,851.9	1.8
Telephone Lines in Service (Mt. Bell)(nonresidential)	6,615	6,398	3.4	6,548.9	6,180.3	5.9
Salt Lake County						
Non-Ag. Employment (thous.)	304.4	288.3	5.6	298.6	289.4	3.2
Unemployment Rate	4.9	7.6	-35.5	6.1	7.7	-21.5
Auth. Permit Construction (thous. of dol.)	77,793.4	40,483.4	92.2	47,111.8	43,389.3	8.1
New Dwelling Units (no.)	870	423	105.7	662.8	329.8	101.0
Postal Receipts (thous. of dol.)	6,296.0	5,317.3	18.4	6,161.4	5,698.2	8.1
Electric Customers (residential)	214,898	199,875	7.5	204,335.3	198,187.3	3.1
Electric Customers (commercial)	17,707	15,747	12.5	16,301.8	15,473.0	5.4
Natural Gas Customers (residential)	199,619	192,680	3.6	194,022.0	189,245.7	2.5
Natural Gas Customers (industrial)	237	246	-3.7	242.1	247.1	-2.0
Telephone Lines in Service (Mt. Bell)(residential)	211,313	206,856	2.2	208,831.5	205,094.7	1.8
Telephone Lines in Service (Mt. Bell)(nonresidential)	105,499	96,297	9.6	101,105.5	95,046.8	6.4
Utah County						
Non-Ag. Employment (thous.)	66.8	63.2	5.7	65.1	63.5	2.6
Unemployment Rate	5.9	9.9	-40.4	7.2	9.3	-22.9
Auth. Permit Construction (thous. of dol.)	7,314.4	8,164.7	-10.4	10,486.3	7,060.5	48.5
New Dwelling Units (no.)	88	84	4.8	102.8	65.9	55.9
Postal Receipts (thous. of dol.)	707.6	670.2	5.6	781.2	764.5	2.2
Electric Customers (residential)	47,165	46,332	1.8	46,158.9	46,259.4	-0.2
Electric Customers (commercial)	5,478	5,177	5.8	5,353.3	5,173.1	3.5
Natural Gas Customers (residential)	57,519	56,065	2.6	56,279.0	55,276.6	1.8
Natural Gas Customers (industrial)	63	64	-1.6	65.4	66.8	-2.0
Telephone Lines in Service (Mt. Bell)(residential)	61,648	60,323	2.2	59,937.0	59,004.7	1.6
Telephone Lines in Service (Mt. Bell)(nonresidential)	14,003	12,618	11.0	13,336.3	12,343.6	8.0
Weber County						
Non-Ag. Employment (thous.)	52.4	49.9	5.0	50.7	49.5	2.5
Unemployment Rate	6.2	9.4	-34.0	8.0	9.4	-15.2
Auth. Permit Construction (thous. of dol.)	6,921.1	8,979.9	-22.9	8,458.5	5,134.6	64.7
New Dwelling Units (no.)	66	110	-40.0	78.1	55.0	42.0
Postal Receipts (thous. of dol.)	488.0	473.8	3.0	554.8	536.5	3.4
Electric Customers (residential)	49,960	49,099	1.8	49,446.1	48,743.6	1.4
Electric Customers (commercial)	4,444	4,389	1.3	4,398.9	4,337.7	1.4
Natural Gas Customers (residential)	46,589	45,563	2.3	45,611.3	44,933.9	1.5
Natural Gas Customers (industrial)	76	83	-8.4	78.4	82.8	-4.7
Telephone Lines in Service (Mt. Bell)(residential)	44,498	43,081	3.3	43,751.8	43,109.7	1.5
Telephone Lines in Service (Mt. Bell)(nonresidential)	10,091	9,472	6.5	9,825.9	9,432.6	4.2

Sources:
Personal Income: Bureau of Economic Analysis, U.S. Department of Commerce.
New Corporations: Utah Secretary of State
New Cars and Truck Sales: Utah State Tax Commission, Economic and Statistical Unit
Agriculture: U.S. Department of Agriculture
Savings, Savings and Loan Associations: Utah Savings and Loan Institutions
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Footnotes:
[a] Obtained from F.W. Dodge Statistics
[b] Obtained from Utah Construction Report
[c] Includes services by nonprofit and religious institutions
[d] Includes public schools and colleges
[e] To convert metric tons to short tons, multiply by 1.10231

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[p] Preliminary

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Sources

Population — 1981, 1982 and 1983, Utah Population Estimates Committee data; 1980, Bureau of the Census.
Labor Market Data — Utah Department of Employment Security.
Income Data — Average monthly non-agricultural wage and annual non-agricultural payroll, Utah Department of Employment Security; total and per capita personal income, Bureau of Economic Analysis.
Tax Data — Utah State Tax Commission and Utah Foundation, *Statistical Review of Government*.
Miscellaneous Data — New car and truck registrations, Utah State Tax Commission; in lieu payments, Bureau of Land Management.
^{P}Preliminary ^{R}Revised na - Not available

NATIONAL DATA

	Mar. 1984	Mar. 1983	% Change from Year Ago	12 Month Average 1984	12 Month Average 1983	% Chg.
U.S. Gross National Product (qtly.)	3,541.6	3,171.5	11.7	3,403.0	3,110.5	9.4
Total Personal Income (seasonally adjusted (bil. of dol.)	2,960.5	2,670.1	10.1	2,808.8	2,609.9	7.6
Industrial Production Indexes (1967=100)	160.9	140.0	14.9	152.9	137.8	10.9
Total Non-farm Bus. Expend. on New Plants & Equip. (bil.)(qtly.)	332.7	293.0	13.5	312.4	308.8	1.2
Index of leading indicators	166.9	150.2	11.1	160.9	139.9	14.9
Price Indexes						
Consumer Price Indexes (1967=100, not seasonally adjusted):						
CPI-U (All Urban Consumers) All Items	307.3	293.4	4.7	301.7	291.7	3.4
CPI-U (All Urban Consumers) Food & Beverages	294.3	283.2	3.9	287.2	279.9	2.6
CPI-U (All Urban Consumers) Housing	331.5	318.6	4.0	326.2	317.6	2.7
CPI-U (All Urban Consumers) Transportation	306.9	287.4	6.8	302.5	292.1	3.5
CPI-U (All Urban Consumers) Medical Care	374.5	352.3	6.3	362.8	337.3	7.5
CPI-U (All Urban Consumers) Energy	418.1	399.9	4.6	422.2	414.9	1.8
Producer Price Index (1967=100, not seasonally adjusted):						
Producer Price Index, All Finished Goods	291.7	283.4	2.9	286.9	282.1	1.7
GNP Price Defla or (qtly.)	228.5	212.8	3.6	217.5	209.3	3.9
Employment (seasonally adjusted)						
Civilian Labor Force (mil.)	112.9	110.7	2.0	112.0	110.6	1.3
Total Employed Persons (mil.)	104.1	99.3	4.8	102.0	99.4	2.6
Unemployment Rate	7.8	10.3	-24.3	9.0	10.1	-11.3
Construction						
Total Construction (mil. of dol.)	17,576.5	16,100.3	9.2	16,614.2	13,190.6	26.0
Residential	8,806.5	[illegible]45.2	10.8	8,122.2	5,515.0	47.3
Nonresidential	5,849.0	5,[illegible]7.5	10.8	5,344.1	4,799.6	11.3
Non-Building	2,921.0	2,877.6	1.5	3,147.9	2,876.0	9.5
New Dwelling Units (no.)	155,636	149,581	4.0	148,516.0	101,998.2	45.6
Interest Rates						
Short Term (3-month Treasury Bill rate)	9.44	8.30	13.7	8.9	9.5	-6.8
Long Term (30-year Treasury Bond yields)	11.90	10.34	15.1	11.2	11.4	-2.3
Prime Rates Charged by Banks on Short-term Business Loans (ave.)	11.21	10.50	6.8	10.8	13.5	-19.8
Mortgage Rates (new homes)	11.64	12.97	-10.3	11.9	14.0	-15.0

Sources:

Business Conditions Digest, U.S. Department of Commerce: National employment data, interest rates, industrial production indexes, index of leading indicators, and GNP price deflator.

Federal Reserve Bulletin: Prime rates and total non-farm business expenditures on new plants and equipment.

F.W. Dodge Report, McGraw-Hill: National construction data.

Monthly Labor Review, U.S. Department of Labor: Consumer and producer price indexes.

Survey of Current Business, U.S. Department of Commerce: Gross National Product, mortgage rates and total national personal income.

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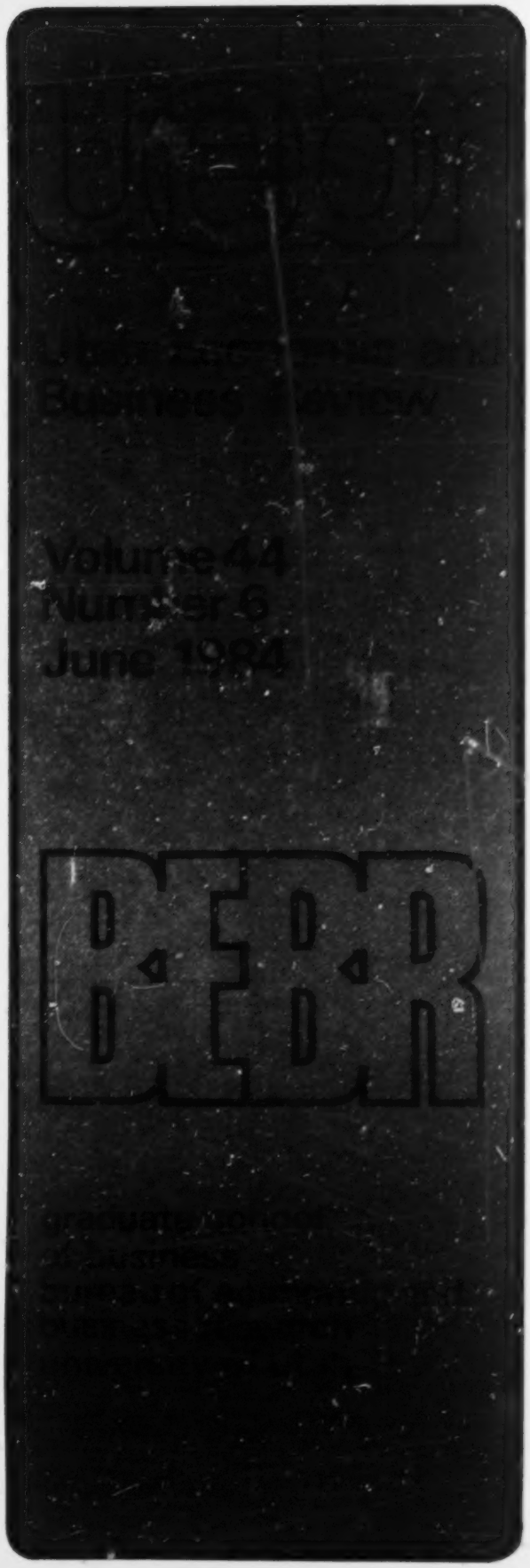

Salt Lake County Apartment Construction Activity*

By *James A. Wood*, Research Analyst

The current high level of apartment construction activity in Salt Lake County is part of a long term housing cycle that began in 1978. Any discussion of apartment construction must be framed in the context of this long term perspective, which places 1984 construction activity in its proper context, i.e., a market response to serious underbuilding during the 1979 1982 period.

The long term perspective and the rental housing needs of Salt Lake County (2,200 2,500 units year) suggest that the present concern regarding overbuilding is premature; however, housing needs and specific apartment project feasibility must not be confused. It is likely that in 1984 some apartment projects will experience longer absorption and higher vacancy rates and the market will be more competitive and less forgiving. Nevertheless, apartment construction activity in 1983 1984 will not exceed the rental housing needs of Salt Lake County.

The Recession and Apartment Construction Activity

The Salt Lake County apartment market experienced severe underbuilding from 1979 1982. During this period there was an estimated shortfall of several hundred units a year in the construction of new units. The data in Table 1 show the abrupt decline in apartment construction activity during the 1980 1982 period. It is necessary to go back to the 1964 1965 housing recession to find a comparably low level of apartment construction activity. The severity of the decline is further illustrated when the 1980 1982 period is compared to 1977. The data show more apartment permits were issued in the single year of 1977 (3,178 permits) than for the three year, 1980 1982 period (2,650 permits).

In the wake of this underbuilding, the Salt Lake County apartment vacancy rate dropped to 2.7 percent by the fall of 1982. At that time all of the data and data sources, i.e., vacancy rates, rental agencies, apartment owners, financial and real estate industry representatives, agreed that the Salt Lake County rental market was extremely "tight" (Table 2).

Against this backdrop of very low vacancy rates, historically low levels of apartment construction activity and improving financial markets, the Salt Lake rental housing market entered 1983. These factors combined to turn the apartment market around as apartment permits issued increased from 915 in 1982 to 2,400 in 1983.

* This article is a summary of a report prepared for the Salt Lake County Housing Authority, "An Overview of the Salt Lake County Apartment Market," June 1984

Table 1
Residential Construction in
Salt Lake County
1976 - 1983

Year	Total Residential Permits	Single Family Permits	Condominium Permits	Apartment Permits
1976	8,530	6,031	265	2,234
1977	10,917	7,387	342	3,178
1978	9,490	6,634	542	2,314
1979	6,977	4,781	459	1,737
1980	4,657	2,937	484	1,236
1981	2,805	1,432	874	500
1982	2,722	1,661	146	915
1983	7,169	4,294	475	2,400

Source: *Utah Construction Report*, Bureau of Economic and Business Research, University of Utah, Salt Lake City, Utah, 1983.

Table 2
Vacancy Rates in Salt Lake County
and the United States
1974 - 1983

Year	Salt Lake County[a]	United States[b]
1974	3.1	8.8
1975	2.0	8.3
1976	.7	7.8
1977	3.3	7.1
1978	3.5	6.7
1979	3.0	7.6
1980	4.6	7.1
1981	na	6.4
1982	2.7	6.9
1983	3.2	6.6

[a]Vacancy rates for structures with 20 or more units.

[b]Vacancy rates for structures with 5 or more units.

Source: Bureau of Economic and Business Research, University of Utah; and Bureau of the Census, *Current Housing Report, Housing Vacancies*, Government Printing Office, Washington, D.C., various years.

This increase in apartment construction has not yet resulted in a significant rise in vacancy rates. In the spring of 1984 vacancy rates for large apartment complexes (at least 100 units or more) remained below 5 percent. However, in most cases, this vacancy rate does not reflect the building activity of 1983. Many of the 1983 apartment projects were started in the last half of 1983 and were still under construction in early 1984. These projects were either only partially completed or had not begun full scale renting in the spring of 1984. Therefore, to understand the present market conditions of the Salt Lake County apartment market, it is necessary to look carefully at each large apartment project.

Current Apartment Market Conditions

During the June 1983 to June 1984 period there have been 1,429 apartment units completed and placed on the rental market. Table 3 shows the major projects and the number of units completed by June 1984. The large majority of these units were completed in the spring of 1984. Unfortunately, there are no data on the absorption rates of these projects; however, there are still a fair number of units available at the Fairway, Overlook Point and Lost Creek. Shadow Ridge and Shadow Brook both appear to be experiencing acceptable absorption rates.

Table 3
Apartment Units Started in 1983 and Completed
by Spring of 1984

Project	Units
Fairway 1141 West 3900 South	412
Overlook Point 2857 West 4500 South	304
Shadow Brook 1700 West 3865 South	100[a]
Lost Creek State Street and 4950 South	270
Shadow Ridge Station 1300 East 7200 South	184
Pine Haven 200 East 2288 South	81
Ralph Moffit Apartments 1460 East 4705 South	78
Total	1,429

[a]300-unit project, 200 units are still under construction.

[b]300-unit project, 30 units are still under construction.

Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City, Utah, 1984.

There are 523 units in major projects that were started in 1983 and still under construction, Table 4. With the exception of the Eagle Gate project all of these units should be completed by the fall of 1984. There are an additional 1,272 units under construction to be completed in 1984, and another 670 units in projects that have received preliminary approval from the appropriate planning and zoning authorities and will be completed in 1984 (Tables 5 and 6). When all the components of apartment construction activity are added together, there will be close to 3,800 units completed and reaching the rental market in 1984:

Units started in 1983 and completed in spring 1984	1,429
Units started in 1983 and still under construction but planned for completion in 1984	405
Units started and planned for completion in 1984	1,272
Units proposed, approved, and planned for completion in 1984	670
	3,776

Table 4
Selected Apartment Projects Started in 1983 and Under Construction in 1984
June, 1984

Project/Developer	Units	One Bedroom Rent	Two Bedroom Rent	Completion Date
Shadow Brook[a] 1700 West 3865 South	200	$340 385	$395 530	August 1984
Lost Creek[b] 4950 South State	30	$300 345	$390 405	July 1984
Eagle Gate South Temple and State	118	na	na	1985
Broadway 226 East 300 South	97	na	$500+	Fall 1984
Sausalito 1357 Morton	78		$320	August 1984
	523			405 in 1984 118 in 1985

[a] 300 unit project, 200 still under construction

[b] 300 unit project, 30 still under construction

Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City, Utah, 1984

This large number of units reaching the market in 1984 is estimated to nearly offset the shortfall of apartment units created by the 1980 - 1982 recession. For the 1980 to 1984 period it is projected that approximately 8,000 apartment units will be completed. The estimated demand for this period is approximately 9,000 units.

The prospects for 1984 indicate that apartment construction activity could reach between 3,200 and 4,000 units in Salt Lake County. Of the proposed projects in Table 6 the following have received preliminary zoning approval and are considered very likely by zoning and planning officials and the respective developers.

A. G. Spanos	496 units
Prowswood	456
Empire West	436
CDS	366
Prowswood	312
P.F. West	412
Janss	144
Total	2,622 units

To be added to this total are the projects that have started construction in 1984 and will be completed in 1985.

The Colony	300 units
Summertree	240
Cloverland	186
Total	726 units
Grand Total	3,348 units

In addition to these units another 878 units in second and third phases of projects have either started first phase construction or will begin construction in 1984. Construction on these remaining phases could start anytime after 1984, depending on market conditions; but it is unlikely that these additional 878 units will be built in 1985. However, the potential is present to push total units in major projects to over 4,000 units.

J. L. Watson	194 units
Palmer	336
Busch	348
Total	878 units

Overbuilding in the Salt Lake Apartment Market

The Salt Lake apartment market may be overbuilt by 500 to as many as 1,500 units in 1985 but this level of overbuilding does not present a serious threat to the long term stability of the market. The projected overbuilding in 1985 is the market's mechanism or way of protecting against the underbuilding that will occur in the next housing recession, a recession that many economists predict will begin by mid- or late 1985.

All real estate markets experience overbuilding, that is the nature of the market. Acceptable levels of overbuilding provide a necessary function in protecting against the inevitable underbuilding. Some overbuilding also serves to hold down rent increases and improve the availability of housing. Salt Lake County is not yet approaching a seriously overbuilt apartment market. The increased momentum in building activity will likely peak within six months as interest rates increase and intense competition in the market begins to discourage new projects.

The anticipated apartment construction activity in 1985 (3,200 - 3,500 units), will increase vacancy rates to 5-5½ percent, still an acceptable rate. It would require 5,500 to 6,000 new apartment units in 1985 to push vacancy rates above 7 percent. For the long run stability of the apartment market to be seriously threatened, 5,000+ units would need to be built in both 1985 and 1986, accompanied by a sustained period of low mortgage rates in the 11-11.5 percent range. However, the probability of declining interest rates and a continuation of the "housing boom" into 1986 is relatively low when compared to the probability of rising interest rates and another housing recession.

Table 5
Selected Apartment Projects Started and Under Construction in 1984
June 1984

Project/Developer	Units	One Bedroom Rent	Two Bedroom Rent	Projected Completion Date
P. F. West 6900 South State	380	$300-345	$390-405	August 1984
The Colony (Simon and Company) 7800 South 100 East	300	$420	$470-490	March 1985
Summertree (Holmes and Perry) 3800 South 2200 West	240	$315	$375	February 1985
Cloverland (Ivory and Company) 5150 South 400 West	186	$325	$375-400	March 1985
Palmer Construction[a] 1900 West 5700 South	168		$400	August 1984
Paragon 900 West 800 North	152	na	na	August 1984
Bartley Curtis 4600 South 900 East	140	na	na	Fall 1984
Millstream 6100 South 1300 East	138	na	na	August 1984
CDS/Kevin Watt 7400 South 900 East	124	$375-400	$450-500	December 1984
CDS/Kevin Watt 3427 South 300 East	98	$335	$400	November 1984
Kingswood (Boyer Company) 1305 North Redwood Road	72		$400	August 1984
	1,998			1,272 in 1984 726 in 1985

[a]First phase of 600-unit project.

Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City, Utah 1984.

Table 6
Proposed Apartment Projects in Salt Lake County
(100 units or larger as of June 1984)

Project/Developer	Units	One Bedroom Rent	Two Bedroom Rent	Completion Date
A. G. Spanos 3800 South Redwood Road	496	$360	$425	August 1985
Busch Corporation 1580 East Fort Union	492		$500	Fall 1984 1st Phase (144 units)
Prowswood 5600 South Vine Street	456	$450	$500	July 1985
Empire West 4000 South Redwood Road	436	na	na	na
Palmer Construction[a] 1900 West 5700 South	432		$400	3 years
P. F. West 3900 South 700 West	412	na	na	January 1985
Barnett Range 2700 West 5400 South	386	na	na	na
CDS/Kevin Watt 6675 South 2030 East	366	$375-400	$450-500	Fall 1985
Prowswood 6400 South 700 East	312	$350	$400	July 1985
Robertson Homes 7200 South 700 West	365	na	na	1985
J. L. Watson 4700 South 900 East	264	$390	$510	Fall 1984 1st phase 70 units
Granada 1100 North Redwood Road	192	na	na	na
Sausalito 1357 Morton	156	na	na	na
Janss Corporation 7200 South Redwood Road	144	$313	390	1985
Janss Corporation 4700 South 1500 West	128	$340	$390-420	Fall 1984
MHP 7241 South 1300 East	132	na	na	1984
Autumn Glen 5535 South 4015 West	100	na	na	1984
	5,204			670 in 1984

[a]This is a 600-unit project of which 432 remain to be built. Ninety-six more units will be built in 1984.

Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City, Utah, 1984.

Utah Business Statistics

UTAH DATA	Apr. 1984	Apr. 1983	% Change from Year Ago	12 Month Average 1984	12 Month Average 1983	% Chg.
Total Personal Income (seasonally adjusted)(mil. of dol.)(qtly.)	na	14,462	na	na	13,998.4	na
New Corporations (no.)	475	515	-7.8	491.3	469.1	4.7
New Cars, Truck and Motorhome Sales (no.)	na	4,741	na	na	na	na
Agriculture						
Average Prices Recorded by Farmers (dol.):						
Beef Steers and Heifers (cwt)(thous.)	63.1	60.8	3.8	55.9	57.5	-2.7
Lambs (cwt)	54.5	57.6	-5.4	51.1	52.1	-1.8
Milk Wholesale (cwt)	12.6	12.9	-2.3	12.9	12.9	0.5
Alfalfa Hay, Baled (per ton)	88.0	77.0	14.3	81.8	70.3	16.3
Cattle Slaughtered (live weight)(thous. of lbs.)	24,453	21,252	15.1	25,130.8	na	na
Construction						
Total Construction[a] (thous. of dol.):	141,600	136,500	3.7	322,358.3	285,425.0	12.9
Residential	62,100	90,400	-31.3	68,408.3	46,058.3	48.5
Nonresidential	30,500	26,100	16.9	39,633.3	39,541.7	0.2
Public Works and Utilities	49,000	20,100	143.8	214,316.7	199,858.3	7.2
Total Permit Construction[b] (thous. of dol.):	111,812.6	97,134.7	15.1	101,297.3	85,719.9	18.2
Residential	63,272.7	59,111.4	7.0	58,665.6	35,802.3	63.9
Nonresidential	29,527.8	29,949.1	-1.4	29,734.5	35,508.1	-16.3
Additions, Alterations and Repairs	18,012.1	8,074.2	129.3	12,897.2	14,409.5	-10.5
New Dwelling Units (no.)	1,630	1,261	29.3	1,289.4	807.4	59.7
Employment						
Civilian Labor Force (thous.):	656.5	640.1	2.6	656.5	648.2	1.3
Total Employed Persons	624.3	588.8	6.0	612.8	593.8	3.2
Unemployed Persons	32.1	51.3	-37.4	43.7	54.4	-19.7
Percent Total Labor Force	4.9	8.0	-38.8	6.7	8.4	-20.8
Employees on Nonagricultural Payrolls (thous. of jobs):	588.9	554.2	6.3	575.7	558.1	3.2
Manufacturing	84.3	82.1	12.7	88.7	83.7	5.9
Mining	13.6	13.1	3.8	14.0	16.0	-12.8
Contract Construction	31.0	24.8	25.0	30.5	26.8	13.7
Transportation, Communication and Utilities	36.0	35.5	1.4	36.2	35.8	1.3
Wholesale Trade	35.8	33.5	6.9	34.8	34.1	1.9
Retail Trade	101.7	96.7	5.2	100.8	97.8	3.1
Finance, Insurance and Real Estate	29.2	27.5	6.2	28.6	27.0	6.1
Services[c]	116.2	110.4	5.3	112.9	109.7	2.9
Federal Government	37.6	37.4	0.5	37.1	37.2	-0.2
State Government[d]	35.4	35.1	0.9	34.5	33.7	2.4
Local Government[d]	59.8	58.1	2.9	57.8	56.4	2.5
Average Weekly Hours:						
Manufacturing	40.3	38.9	3.6	40.1	38.5	4.1
Mining	43.7	40.4	8.2	42.4	41.9	1.3
Contract Construction	37.6	36.6	2.7	37.3	37.9	-1.6
Wholesale Trade	36.6	37.9	-3.4	37.6	37.1	1.2
Retail Trade	29.4	28.2	4.3	29.0	28.2	2.6
Amount of Unemployment Compensation (thous. of dol.)	5,218.4	10,682.6	-51.2	6,914.7	11,699.6	-40.9
Finance						
Savings, Savings and Loan Association (mil. of dol.)	2,018.6	1,739.8	16.0	1,867.7	1,653.9	12.9
Tax Collections by the State of Utah (thous. of dol.):						
Total Tax Collections	54,054.8	52,627.4	2.7	99,599.6	85,562.7	16.4
Sales and Use Tax	5,431.4	6,029.4	-9.9	34,640.5	31,896.8	8.6
Motor Fuel Tax	5,398.8	3,757.9	43.7	5,594.4	5,652.0	-1.0
Individual Income Tax	15,962.3	18,830.8	-15.2	32,017.0	27,679.5	15.7
Corporation Franchise Tax	16,805.2	12,063.3	39.3	3,429.8	2,479.7	38.3
Production						
Net Electric Power Utilized (mil. of kwh)	1,052.2	1,152.2	-8.6	1,125.7	1,026.6	9.7
Crude Oil to Refineries (thous. of bbls.)	4,194.2	4,066.8	3.1	4,235.3	4,024.3	5.2
Crude Oil (thous. of bbls.)	na	2,400.9	na	na	2,014.0	na
Natural Gas (mil. of cu. ft.)	na	7,527.0	na	na	7,286.5	na
Coal (thous. short tons)	na	1,247	na	na	1,332.1	na
Copper[e] (thous. metric tons)	na	15,529	na	na	15,254.8	na
Tourism/Travel						
Air Passengers (total no. on and off)(S.L. Int'l. Airport)	582,149	602,542	-3.4	584,597.1	566,437.9	3.2
Highway Traffic Count Across State Lines	30,374	31,559	-3.8	34,222.8	na	na
Transient Room Taxes (thous. of dol.)	12.5	14.7	-15.0	272.1	277.0	-1.8
Visits, State, Nat'l. Parks, Monuments (thous.)	678.6	662.6	2.4	932.0	1,028.7	-9.4
Utilities						
Telephone Lines in Service (Mt. Bell)(residential)	450,448	443,018	1.7	446,498.7	439,172.0	1.7
Telephone Lines in Service (Mt. Bell)(nonresidential)	160,422	147,858	8.5	154,763.8	144,816.5	6.9
Electric Customers (residential)	427,290	405,546	5.4	412,319.6	401,558.6	2.7
Electric Customers (commercial)	41,692	38,421	8.5	39,669.1	38,009.0	4.4
Natural Gas Customers (residential & commercial)	352,517	402,934	-12.5	395,769.8	395,495.4	0.1
Natural Gas Customers (industrial)	429	540	-20.6	513.6	542.5	-5.3

Utah Business Statistics

	Apr. 1984	Apr. 1983	% Change from Year Ago	12 Month Average 1984	12 Month Average 1983	% Chg.
Davis County						
Non-Ag. Employment (thous.)	47.6	44.9	6.0	46.8	45.6	2.6
Unemployment Rate	4.1	6.6	-37.9	5.9	7.2	-18.6
Auth. Permit Construction (thous. of dol.)	15,497.1	10,162.3	52.5	10,444.3	62,665.9	-83.3
New Dwelling Units (no.)	225	193	16.6	161.9	94.8	70.7
Postal Receipts (thous. of dol.)	293.1	317.3	-7.6	320.7	321.3	-0.2
Electric Customers (residential)	30,682	29,491	4.0	29,919.7	28,650.8	4.4
Electric Customers (commercial)	2,325	2,253	3.2	2,286.0	2,186.3	4.6
Natural Gas Customers (residential)	42,231	40,860	3.4	41,306.5	40,040.3	3.2
Natural Gas Customers (industrial)	45	45	0.0	44.4	45.2	-1.7
Telephone Lines in Service (Mt. Bell)(residential)	37,746	37,445	0.8	37,551.7	36,932.7	1.7
Telephone Lines in Service (Mt. Bell)(nonresidential)	6,689	6,339	5.5	6,572.1	6,212.8	5.8
Salt Lake County						
Non-Ag. Employment (thous.)	306.8	288.9	6.2	300.0	289.5	3.7
Unemployment Rate	4.3	7.0	-38.6	5.8	7.8	-24.9
Auth. Permit Construction (thous. of dol.)	45,290.0	34,074.2	32.9	48,046.5	43,425.5	10.6
New Dwelling Units (no.)	758	570	33.0	658.4	349.6	88.3
Postal Receipts (thous. of dol.)	6,075.8	5,565.9	9.2	6,203.8	5,729.2	8.3
Electric Customers (residential)	215,928	200,300	7.8	205,637.7	198,420.2	3.6
Electric Customers (commercial)	17,905	15,667	14.3	16,488.3	15,492.9	6.4
Natural Gas Customers (residential)	199,806	193,262	3.4	194,567.3	189,482.4	2.7
Natural Gas Customers (industrial)	238	247	-3.6	241.3	246.7	-2.2
Telephone Lines in Service (Mt. Bell)(residential)	211,259	207,421	1.9	209,151.3	205,966.3	1.5
Telephone Lines in Service (Mt. Bell)(nonresidential)	106,067	96,942	9.4	101,865.9	95,274.2	6.9
Utah County						
Non-Ag. Employment (thous.)	67.4	63.1	6.8	65.4	63.4	3.1
Unemployment Rate	5.0	8.7	-42.5	6.9	9.4	-27.0
Auth. Permit Construction (thous. of dol.)	8,991.5	10,815.7	-16.9	10,334.3	7,615.9	35.7
New Dwelling Units (no.)	119	94	26.6	104.8	70.2	49.4
Postal Receipts (thous. of dol.)	751.0	734.8	2.2	782.5	764.3	2.4
Electric Customers (residential)	48,533	46,260	4.9	46,348.3	46,171.3	0.4
Electric Customers (commercial)	5,795	5,182	11.8	5,404.4	5,164.1	4.7
Natural Gas Customers (residential)	58,093	56,594	2.6	56,403.9	55,331.3	1.9
Natural Gas Customers (industrial)	65	65	0.0	65.4	66.3	-1.3
Telephone Lines in Service (Mt. Bell)(residential)	59,789	59,503	0.5	59,960.8	58,978.3	1.7
Telephone Lines in Service (Mt. Bell)(nonresidential)	14,057	12,791	9.9	13,441.8	12,412.3	8.3
Weber County						
Non-Ag. Employment (thous.)	52.8	49.9	5.8	51.0	49.5	2.9
Unemployment Rate	5.3	8.5	-37.6	7.7	9.5	-18.5
Auth. Permit Construction (thous. of dol.)	6,712.1	10,199.3	-34.2	8,167.9	5,562.2	46.8
New Dwelling Units (no.)	76	199	-36.1	74.5	60.9	22.3
Postal Receipts (thous. of dol.)	517.7	519.3	-0.3	554.6	535.4	3.6
Electric Customers (residential)	50,036	49,217	1.7	49,514.3	48,797.8	1.5
Electric Customers (commercial)	4,480	4,381	2.3	4,407.2	4,342.2	1.5
Natural Gas Customers (residential)	46,570	45,509	2.3	45,699.7	44,964.8	1.6
Natural Gas Customers (industrial)	77	85	-9.4	78.3	83.1	-5.8
Telephone Lines in Service (Mt. Bell)(residential)	44,526	43,159	3.2	43,865.7	43,109.8	1.8
Telephone Lines in Service (Mt. Bell)(nonresidential)	10,123	9,496	6.6	9,878.2	9,450.3	4.5

Sources:
Personal Income: Bureau of Economic Analysis, U.S. Department of Commerce.
New Corporations: Utah Secretary of State
New Cars and Truck Sales: Utah State Tax Commission, Economic and Statistical Unit
Agriculture: U.S. Department of Agriculture
Savings, Savings and Loan Associations: Utah Savings and Loan Institutions
Tax Collections: Utah State Tax Commission
Employment Data: Utah Department of Employment Security
Construction Data: F.W. Dodge and Utah Construction Report
Air Passengers: Salt Lake International Airport, Statistics Service
Highway Traffic Count: Utah Department of Transportation, Travel Analysis Unit
Visits to State and National Parks and Monuments: U.S. Forest Service, Utah State Parks and Recreation Department
Utilities Data: Cooperating Utah utility companies
Net Electric Power Utilized: Cooperating Utah power companies

Footnotes:
[a] Obtained from F.W. Dodge Statistics
[b] Obtained from Utah Construction Report
[c] Includes services by nonprofit and religious institutions
[d] Includes public schools and colleges
[e] To convert metric tons to short tons, multiply by 1.10231

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Sources

Population – 1981, 1982 and 1983, Utah Population Estimates Committee data; 1980, Bureau of the Census.

Labor Market Data – Utah Department of Employment Security.

Income Data – Average monthly non-agricultural wage and annual non-agricultural payroll, Utah Department of Employment Security; total personal income, Bureau of Economic Analysis.

Tax Data – Utah State Tax Commission and Utah Foundation, *Statistical Review of Government.*

Miscellaneous Data – New car and truck registrations, Utah State Tax Commission; in lieu payments, Bureau of Land Management.

^{P}Preliminary ^{R}Revised na - Not available

NATIONAL DATA

	Apr. 1984	Apr. 1983	% Change from Year Ago	12 Month Average 1984	12 Month Average 1983	% Chg.
U.S. Gross National Product (seasonally adjusted)(bil.)(qtly.)	3,624.6^{P}	3,272.0	10.8	3,434.5	3,127.3	9.8
Total Personal Income (seasonally adjusted)(bil. of dol.)	na	2,689.0	na	na	2,622.7	na
Industrial Production Indexes (seasonally adjusted)(1967=100)	162.5^{R}	142.6	14.0	154.5	138.0	12.0
Total Non-farm Bus. Expend. on New Plants & Equip. (bil.)(qtly.)	335.4^{P}	293.5	14.3	315.9	306.3	3.1
Index of Leading Indicators (1967=100)	168.3	152.5	10.4	162.2	141.3	14.8
Price Indexes						
Consumer Price Indexes (not seasonally adjusted)(1967=100):						
CPI-U (All Urban Consumers) All Items	308.8	295.5	4.5	302.8	292.6	3.5
CPI-U (All Urban Consumers) Food & Beverages	294.5	284.6	3.5	288.1	280.6	2.7
CPI-U (All Urban Consumers) Housing	333.2	320.3	4.0	327.2	318.5	2.7
CPI-U (All Urban Consumers) Transportation	309.6	292.3	5.9	303.9	292.9	3.8
CPI-U (All Urban Consumers) Medical Care	375.7	353.5	6.3	364.6	340.0	7.3
CPI-U (All Urban Consumers) Energy	421.3	410.0	2.8	423.1	416.0	1.7
Producer Price Index (not seasonally adjusted)(1967=100):						
Producer Price Index, All Finished Goods	na	283.1	na	na	282.7	na
GNP Price Deflator (1972=100)(qtly.)	222.2^{P}	214.6	3.5	218.2	210.0	3.9
Employment (seasonally adjusted):						
Civilian Labor Force (mil.)	113.2	111.0	2.0	112.2	110.7	1.4
Total Employed Persons (mil.)	104.4	99.6	4.8	102.4	99.4	3.0
Unemployment Rate	7.8	10.2	-23.5	8.8	10.2	-13.9
Construction						
Total Construction (mil. of dol.)	17,425.3	16,315.0	6.8	16,706.7	13,521.6	23.6
Residential	9,329.8	7,859.3	18.7	8,244.7	5,782.9	42.6
Nonresidential	5,405.5	4,393.8	23.0	5,428.5	4,748.8	14.3
Non-Building	2,690.0	4,061.9	-33.8	3,033.5	2,989.9	1.5
New Dwelling Units (no.)	159,379	144,516	10.3	149,754.6	107,196.4	39.7
Interest Rates						
Short Term (3-month Treasury Bill rate)	9.69	8.25	17.5	9.0	9.1	-1.6
Long Term (30-year Treasury Bond yields)	12.17	10.90	11.7	11.3	11.3	.0
Prime Rates Charged by Banks on Short-term Business Loans (ave.)	11.93	10.50	13.6	11.0	13.0	-15.8
Mortgage Rates (new homes)	na	12.02	na	na	13.8	na

Sources:

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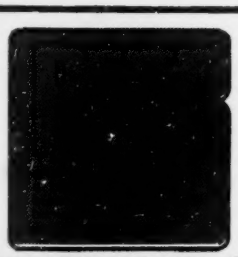

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